

Prepared by:  
Fabienne Driver - M1 bank  
112 S Hanley Ste 120  
Clayton, Missouri 63105

State of Alabama

Space above This Line for Recording Data

**RELEASE OF MORTGAGE**

**DATE AND PARTIES.** The date of this Release of Mortgage is July 17, 2024 and the parties and their addresses are as follows:

**LENDER/GRANTOR:**                      **M1 Bank**  
   **112 S Hanley Ste 120**  
   **Clayton, Missouri 63105**

**BORROWER/GRANTEE:**                **CGP Calera (HWY 31) TB, LLC a Delaware**  
   **limited liability company**  
   **361 Summit Blvd Ste 110**  
   **Birmingham, Alabama 35243**

**LEGAL DESCRIPTION OF PROPERTY.**

The legal description of the property is on page (s) 2.

**RELEASE OF MORTGAGE.** M1 Bank, which is organized and existing under the laws of the state of Missouri and holder of that certain Mortgage made and executed by **CGP Calera (HWY 31) TBLLC** a Delaware limited liability company, for the use and benefit of M1 Bank, on August 22, 2023 certifies that the Mortgage has been fully paid, satisfied or otherwise. The Mortgage was recorded in the Office of the Clerk for Shelby County on September 11, 2023 at 02:00:56 PM.

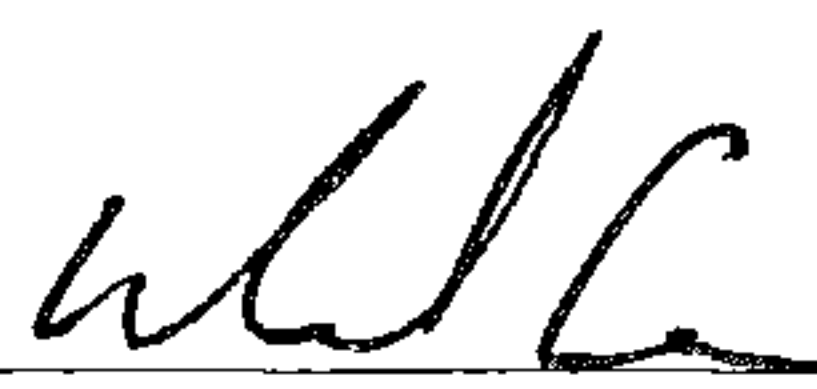
For value received and the Mortgage having been complied with, the undersigned releases the Mortgage and all its right, title and interest in the Property described as follows:

**EXHIBIT A**

Lot 1, according to the Map of Taco Bell Calera No. 1, as recorded in Map Book 58, Page 60, in the Probate Office of Shelby County, Alabama.

See attached Exhibit "A"

**LENDER:** M1 Bank


  
\_\_\_\_\_  
David Carrion, SVP

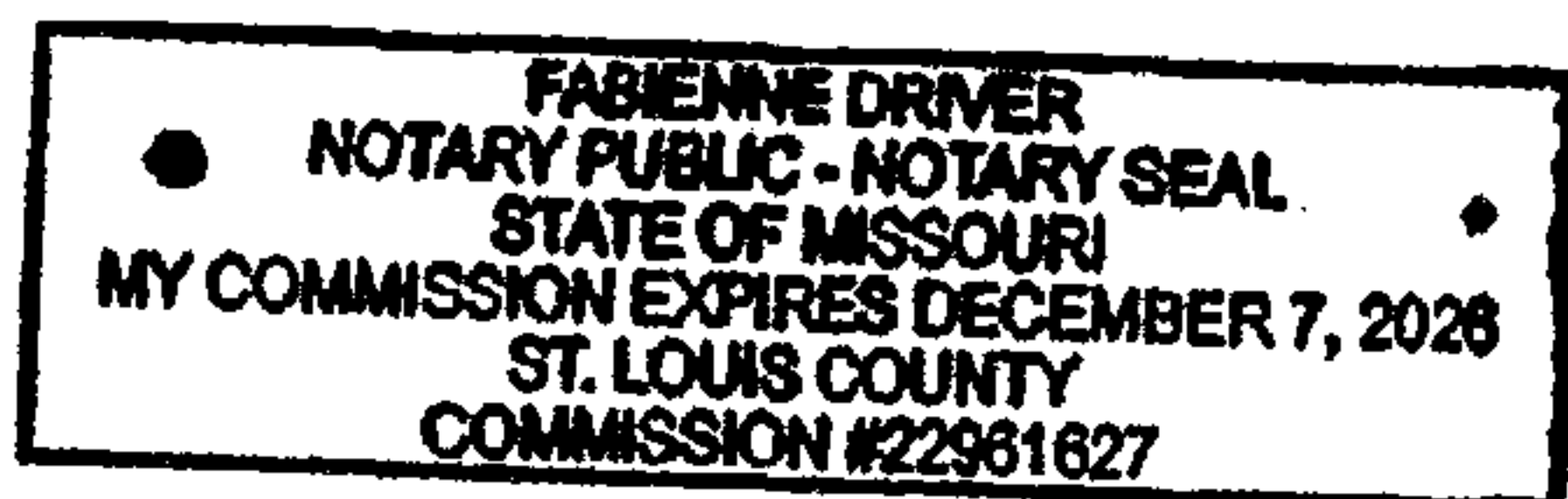
**ACKNOWLEDGMENT.  
(Lender Acknowledgment)**

STATE OF MISSOURI  
COUNTY OF ST. LOUIS ss.

On this 17<sup>th</sup> day of July, before me appeared David Carrion to me personally known, who, being by me duly sworn or affirmed did say that he is the SVP of M1 Bank and that the seal affixed to the foregoing instrument is the corporate seal of said corporation of association, and that said instrument was signed and sealed, if applicable, in behalf of said corporation or association by authority of its board of directors or trustees, and said they acknowledged said instrument to be the free act and deed of said corporation or association.

My commission expires: 12/7/2026

  
\_\_\_\_\_  
Fabienne Driver, Notary Public





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/19/2024 10:22:45 AM  
\$31.00 LAURA  
20240719000221170

*Alvin S. Beigel*

**Real Estate Sales Validation Form**

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name M1 Bank  
Mailing Address 112 S. Hanley Ste 120  
Clayton, MO 63105

Grantee's Name CGP Calera (Hwy 31) TB, LLC  
Mailing Address 361 Summit Blvd Ste 110  
Birmingham Al 35243

Property Address 5005 Hwy 31  
Calera, Al 35040-5165

Date of Sale 4/13/2023  
Total Purchase Price \$ 2,250,000.00  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale  Appraisal  
 Sales Contract  Other  
 Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 7/17/2024

Print David Carrion

Unattested Fabienne Driver  
(verified by)

Sign *[Signature]*  
(Grantor/Grantee/Owner/Agent) circle one